



**Cobb County, Georgia**

**PY2015 ANNUAL ACTION PLAN**  
**PROGRAM YEAR 5**

**Prepared By:**

Cobb County CDBG Program Office  
121 Haynes Street  
Marietta, Georgia 30060

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## ES-05 Executive Summary

Cobb County is an entitlement community eligible to receive direct assistance under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. Cobb County is also a participating jurisdiction under the HOME Investment Partnerships Program (HOME) and a formula grantee under the Emergency Solutions Grant (ESG). The County's CDBG Program Office is responsible for the development and administration of the Consolidated Plan and Annual Action Plan.

The 2015 Annual Action Plan represents year five of the 2011-2015 Consolidated Plan approved by the Cobb County Board of Commissioners on Tuesday, November 11, 2014. This plan is Cobb County's official application for HUD entitlement grants and proposes activities to be funded during the County's CDBG Program Office Program Year (PY) 2015 (Thursday, January 1 – Thursday, December 31, 2015).

### **Purpose and importance of the Consolidated Plan and Annual Action Plan:**

As a recipient of federal grant funds, Cobb County is required by HUD to produce a Consolidated Plan every five years and an Annual Action Plan every year. These documents serve as the application for funding for the following federal entitlement programs that serve low and moderate-income individuals and/or families:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Act Program (HOME)
- Emergency Solutions Grant (ESG)

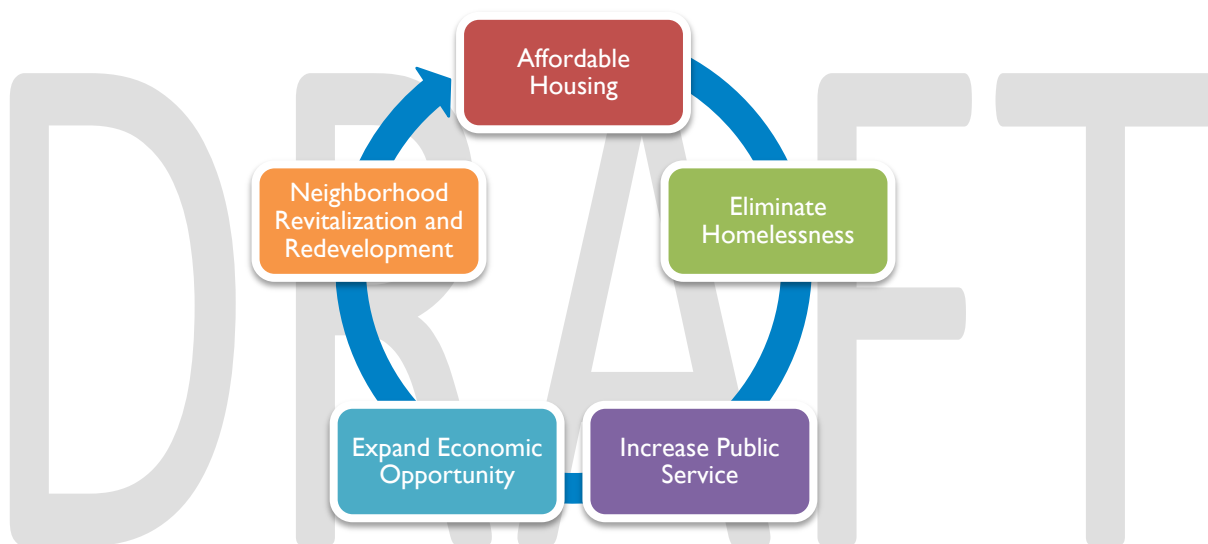
Cobb County's Program Year (PY) 2015 Annual Action Plan describes specific projects in which these funds will be utilized to carry out previously identified priorities and goals established in Cobb County's PY 2011-2015 Consolidated Plan. These priority needs were established through a collaborative process with citizens, public interest groups, and other stakeholders in Cobb County, the City of Marietta, and the City of Smyrna. The proposed activities seek to address significant housing and community development needs for low and moderate-income persons. Cobb County's primary objectives are to increase the availability/accessibility, affordability, and sustainability of decent housing, suitable living environments, and expanded economic opportunity for low and moderate-income persons. The PY 2011-2015 Consolidated Plan funding priorities are divided into four categories designed to benefit low and moderate income persons.

- Public Facility and Infrastructure Improvements
- Supportive Services
- Affordable Housing
- Economic Development

**The goals established during the 2011-2015 Consolidated Planning period are to:**

- Increase access to affordable housing for low and moderate-income persons.
- Neighborhood Revitalization and Reinvestment.
- Work towards eliminating homelessness by increasing housing options and self-sufficiency for homeless and near-homeless individuals and families.
- Increase the capacity of public services to provide services for low and moderate-income families.
- Increase funding to agencies that provide economic opportunities.

**PY 2011-2015 Consolidated Plan Goals**



**Figure 1: Consolidated Plan Goals**

**Summary of the objectives and outcomes identified in the Needs Assessment:**

Annual Objectives: The following is an outline of the strategic priorities identified in the PY 2011-2015 Consolidated Plan. As required by HUD, each activity is linked to one of the three federal programs objectives: 1) decent housing, 2) suitable living environment, and 3) economic development. Each objective is matched with one of three outcomes: 1) availability/accessibility, 2) affordability, or 3) sustainability for low-moderate income persons. The annual activities that will enable Cobb County to achieve these objectives and outcomes in PY2015 are listed in Table 1.

**Table 1: Program Objectives and Activities**

Program Objectives	Activities
<b>Decent Housing</b>	<ul style="list-style-type: none"><li>• Acquisition, rehabilitation, and new construction of affordable single family and rental housing</li><li>• Down-payment assistance</li><li>• Tenant Based Rental Assistance</li><li>• Providing property and development grant subsidies for developers to build affordable housing for eligible homebuyers;</li><li>• Promoting education for the elimination of impediments to fair and affordable housing</li></ul>
<b>Suitable Living Environment</b>	<ul style="list-style-type: none"><li>• Rehabilitation, acquisition, accessibility improvements of neighborhood facilities</li><li>• Housing rehabilitation</li><li>• Park Improvements</li><li>• Sidewalk and Infrastructure Improvements</li><li>• Health and dental services</li><li>• Services for the homeless and at-risk populations</li><li>• Youth and childcare programs</li><li>• Transportation for seniors and youth</li><li>• Supportive and transitional housing</li><li>• Support services for populations with special needs (e.g. elderly, persons with disabilities)</li></ul>
<b>Economic Development</b>	<ul style="list-style-type: none"><li>• Expansion of business products based on community need</li><li>• Job training for low and moderate-income persons.</li></ul>

### **Evaluation of past performance:**

Each year, Cobb County reports its progress in meeting the five-year and annual goals in the Consolidated Annual Performance Evaluation Report (CAPER). Listed below are some of the goals and accomplishments in the County's PY 2013 CAPER.

#### **Goal: Increase Access to Affordable Housing**

- Through tax credits and local HOME program funds, 151 units of affordable rental units for disabled persons and persons aged 62 and older were added to the County's affordable housing stock.
- Through the Minor Home Repair Grant program, 20 homes were repaired, lead based paint was removed from 2 homes, and 1 home was reconstructed.
- Through the Tenant Based Rental Assistance (TBRA) program, 19 families received rental assistance.

#### **Goal: Eliminate Homelessness:**

- Non-profit organizations used ESG funds for the following services:
  - Rapid Re-housing program funds to assist 46 homeless individuals/families with moving into permanent housing,
  - Homeless Prevention program funds to assist 60 individuals/families from becoming homeless.
  - Provided 34,900 nights of shelter to 1,195 homeless persons.

#### **Goal: Neighborhood Revitalization and Redevelopment**

- CDBG program funds were used to improve 8 community recreation facilities including park projects and one community facility for disabled adults..
- CDBG program funds were also used to repair 4 public infrastructure projects and 2 water sewer projects in low-income neighborhoods.

#### **Goal: Sustain Public Services**

- CDBG program funds were used to provide direct services to 1,866 persons in the following categories:
  - Educational and mentoring for youth (200)
  - Abused and neglected children (936)
  - Essential services to homeless persons (236)
  - Medical and dental care for low-income persons (494)

## Goal: Increase Economic Opportunities

- CDBG program funds were used by a non-profit organization to provide job training for 246 disabled adults.
- CDBG program funds were also used to assist 60 small businesses through its Micro-enterprise program.

Cobb County has consistently satisfied program mandates and expended funds in a timely manner. Further, Cobb County has successfully targeted funding to benefit low and moderate-income persons and communities. The goals and projects identified in this Action Plan were developed using past strategies that have been proven successful and those that needed to be revised.

### **Summary of citizen participation process and consultation process:**

During the preparation of the Cobb County PY2015 Action Plan, a Public Review Meeting on Monday, October 20, 2014 was held to obtain the specific housing and related services needs for Cobb County. All comments received have been included in this year's Annual Plan. The following methods were used to obtain public and private input:

- A 30-day comment period was held from (Wednesday, October 8, 2014 through Friday, November 7, 2014 for the public to review and provide comments on the Annual Action Plan. The plan was available for review in hard copy at the Cobb County CDBG Program Office and on the CDBG Program Office website: [www.cobbcounty.org/cdbg](http://www.cobbcounty.org/cdbg).

A Public Review Meeting was held during the public comment period, on Monday, October 20, 2014. A summary of comments received may be found on page 7.

In an attempt to increase public participation, the County actively maintains communication with local nonprofits and housing developers and will adhere to the following actions to improve citizen participation:

### **Actions to improve participation**

- Conduct evening public meetings in various communities throughout the County to ensure that meetings are held at a convenient time and location for residents of the County;
- Conduct workshops at local colleges or worksites; provide ADA accessibility for all persons with disabilities; and provide interpretation for limited English proficiency clientele.
- Use electronic and print media to solicit public participation through various media

outlets including, but not limited to, the Marietta Daily Journal and Mundo Hispanico. This includes sending mass emails to County and Municipal employees, nonprofit organizations, and local businesses; advertising on the County's public access channel (Cobbleline); and posting advertisements in the County's electronic newsletter.

- Translate public notices and related materials for limited English proficiency clientele.
- Review and respond to all citizen comments and incorporate such comments in the Action Plan, as applicable;
- Analyze the impact of Action Plan program activities on neighborhood residents, particularly low and moderate-income persons;
- Conduct Needs Assessments and appropriate on-site visits to each proposed project before including it in the proposed Consolidated Plan;
- Meet with neighborhood groups to inform them about the Action Plan, project eligibility, the program planning process, project selection and funding, and the project implementation process;

#### **Summary of public comments:**

A summary of public comments that were received at the Public Review Meeting are listed below:

- Two organizations acknowledged their appreciation for the County providing CDBG funding to their organizations.
- An organization requested the date for when the Board of Commissioners will vote on the PY 2015 Annual Action Plan recommendations.
- An organization inquired about the 2016-2020 Consolidated Plan process.

#### **Summary of comments or views not accepted and the reasons for not accepting them:**

The CDBG Program Office accepted all comments received during the Public Comment Period and Public Review Meeting.

#### **Summary of the PY2015 Annual Action Plan:**

This Annual Action Plan describes specific projects in which these funds will be utilized to carry out previously identified priorities established in the Cobb County PY 2011-2015 Consolidated Plan. The identification of these specific priorities is a product of extensive consultation with community stakeholders combined with data from the U.S. Census and other sources that indicates specific housing and community development needs in Cobb County.



## PR-05 Lead & Responsible Agencies

### Agency/entity responsible for preparing/administering the Consolidated Plan:

The following entity is responsible for preparing the Consolidated Plan and administering the County's HUD grant programs.

**Table 2– Responsible Agencies**

Agency Role	Name	Department/Agency
Lead Agency	COBB COUNTY	Cobb County CDBG Program Office

### Narrative

Cobb County is the lead agency for the development, administration, and review of the Annual Action Plan. The Cobb County CDBG Program Office is fully staffed and managed by WFN Consulting, a program management consulting firm that specializes in HUD grant programs, and has managed all facets of Cobb County's HUD grant programs since 1981. Administrative support and oversight is provided by Cobb County's Office of Finance Economic Development. Additionally, Cobb County's Finance Department and Budget and Internal Audit Division collaborates with the CDBG Program Office on all financial matters, internal controls, and processes.

The CDBG Program Office researched and prepared the Annual Action Plan which provides a comprehensive strategy to address the County's housing and community development needs with CDBG, HOME, and ESG Program funds.

### Annual Action Plan Public Contact Information:

Public concerns, issues, or comments regarding the Annual Action Plan may be directed to:

Kimberly Roberts, Managing Director  
Cobb County CDBG Program Office  
121 Haynes Street  
Marietta, GA 30060  
[robertsk@cobbcountycdbg.com](mailto:robertsk@cobbcountycdbg.com)  
(770) 528-1457

Or

Eryca Fambro, Deputy Director  
Cobb County CDBG Program Office  
121 Haynes Street  
Marietta, GA 30060  
[efambro@cobbcountycdbg.com](mailto:efambro@cobbcountycdbg.com)  
(770) 528-1460

## AP-15 Expected Resources

### Introduction

Cobb County uses multiple resources to carry out activities that benefit low and moderate-income persons. Cobb County receives entitlement funding of CDBG, HOME, and ESG. The CDBG Program Office administers the funding on behalf of the County. The 2015 budget is based on 70% of the funding received in PY 2014 for CDBG (\$2,727,125.00), HOME (\$657,797.00) and, ESG (\$174,858.61) because the exact budget amount for these entitlement programs have not been approved by Congress.. The Office anticipates receiving approximately \$75,000 in program income (\$25,000 for the CDBG Program and \$50,000 for the HOME Program, respectively).

In addition to entitlement grant funds, Cobb County receives state and other federal resources to address community needs as outlined in Table 3 Expected Resources.

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**Table 3 - Expected Resources – Priority Table**

Program	Source of funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Reminder of ConPlan	Leveraging Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Public – Federal	<ul style="list-style-type: none"> <li>- Acquisition</li> <li>- Admin and Planning</li> <li>- Economic Development</li> <li>- Affordable Housing</li> <li>- Public Improvements</li> <li>- Public Services</li> </ul>	\$2,727,125.00	\$25,000	n/a	\$2,752,125.00	\$0	CDBG funds used throughout the County will leverage other federal, local and private funds.
HOME	Public – Federal	<ul style="list-style-type: none"> <li>- Acquisition</li> <li>- Homebuyer Assistance</li> <li>- Homeowner Rehab</li> <li>- Multifamily Rental</li> <li>- New Construction</li> <li>- Multifamily Rental Rehab</li> </ul>	\$657,797.00	\$50,000	n/a	\$707,797.00	\$0	HOME funds will leverage other federal, local, and private funds. Subrecipient or developers supply 25% match of HOME funds.
ESG	Public – Federal	<ul style="list-style-type: none"> <li>- Financial Assistance</li> <li>- Overnight shelter</li> <li>- Rapid re-housing</li> <li>- Rental Assistance</li> <li>- Transitional Housing</li> </ul>	\$174,858.00	\$0	n/a	\$174,858.00	\$0	ESG match requirements will be met by requiring organizations to meet a 100% match of all funds received.
		Total	\$3,559,507.00	\$75,000.00	n/a	\$3,634,507.00	\$0	

**Table 4 Other Resources (Leveraged Funds)**

Program	Source	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Reminder of ConPlan	Leveraging Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
FEMA	Public – Federal	<ul style="list-style-type: none"> <li>- Served Meals</li> <li>- Other Meals</li> <li>- Emergency Shelter</li> <li>- Emergency Rental Assistance</li> </ul>	\$ 305,822.00	\$ 0	n/a	\$ 305,822.00	\$305,822.00	FEMA funds used in Cobb County will leverage other federal, local, and private funds.
CSBG	Public – Federal	<ul style="list-style-type: none"> <li>- Emergency Assistance</li> <li>- Self Sufficiency</li> <li>- Health Care</li> <li>- Education</li> </ul>	\$ 555,421.00	\$ 0	n/a	\$ 555,421.00	\$555,421.00	CSBG funds used in Cobb County will leverage other federal, local, and private funds.
Department of Justice	Public – Federal	<ul style="list-style-type: none"> <li>- Gang Suppression</li> <li>- Advocacy</li> <li>- Crime and Victim Witness</li> <li>- Police Athletic League (PAL)</li> </ul>	\$ 94,661.00	\$ 0	n/a	\$ 94,661.00	\$94,661.00	JAG funds used in Cobb County will leverage other federal, local, and private funds.
Continuum of Care	Public – Federal	<ul style="list-style-type: none"> <li>- Permanent Supportive Housing</li> <li>- Supportive Services</li> <li>- Permanent Affordable Housing</li> <li>- Transitional Housing</li> <li>- Emergency Shelter</li> <li>- Prevention</li> <li>- Outreach and Assessment</li> </ul>	\$ 2,155,870.00	\$ 0	n/a	\$ 2,155,870.00	\$2,155,870.00	Organizations applying for funds are required to match 25% the funds received through cash or in-kind donations.
		Total	\$3,111,774.00	\$0	n/a	\$3,111,774.00	\$3,111,774.00	

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**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.**

Cobb County will use a combination of public and private funding to carry out activities identified in this plan. During PY 2015, the County will research opportunities to apply for additional funding streams which are consistent with the goals of the Consolidated Plan. Currently, the County uses its Community Services Block Grant (CSBG), Emergency Food and Shelter Program (EFSP) program funds, and Justice Assistance Grant (JAG) program funds to offset funding reductions through its HUD CPD program funding. Cobb County will also work with non-profit organizations to encourage leveraging of available funding sources and strengthen organizational capacity.

The HOME program requires a 25% match of the total HOME funds expended for project costs. This match requirement will be met by requiring subrecipients to provide 25% match on projects, through sponsorships from local businesses, waived County fees, donated land or improvements, volunteer hours, donated materials, or other eligible methods outlined in the HOME regulations. As a requirement, HOME subrecipients submit a match log that identifies the sources of match funds from each fiscal year. Historically, match amounts for HOME subrecipients have far exceeded the 25% annual contributions requirements stipulated by HOME program regulations.

The ESG program requires a 100% match for the total amount of ESG funds expended. ESG subrecipients are required to provide a dollar for dollar match through the value of volunteer hours, private donations, salary not covered by ESG, other grant funding, in-kind donations, or by other eligible methods as provided in the ESG regulations.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.**

During the PY 2015, the County does not anticipate using publicly owned land or property to address the needs identified in the Annual Action Plan.

## AP-20 Annual Goals and Objectives

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**Community Development Block Grant (CDBG)**

<b>Goals Summary Information Goal Name</b>	<b>Start Year</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	<b>Goal Outcome Indicator</b>	<b>Annual Goals</b>	
Administration & Planning	2015	Administration & Planning	Countywide	Administration & Planning	\$ 428,467.80	Other - Administration & Planning	N/A	Other
Administration & Planning	2015	Administration & Planning	City of Marietta	Administration & Planning	\$ 75,933.80	Other - Administration & Planning	N/A	Other
Administration & Planning	2015	Administration & Planning	City of Smyrna	Administration & Planning	\$ 41,023.40	Other - Administration & Planning	N/A	Other
ADA Improvements	2015	Non-Housing Community Development	Countywide	Public Facility Improvements	\$ 175,000.00	Public Facility or Infrastructure other than LMI Housing Benefit	241	Persons Assisted
Public Facility Improvements	2015	Non-Housing Community Development	Countywide	Public Facility Improvements	\$ 496,817.15	Public Service activities other than LMI Housing Benefit	3557	Persons Assisted
Public Services	2015	Non-Homeless Special Needs	Countywide	Increase Access to Public Services	\$ 321,351.35	Public Service activities other than LMI Housing Benefit	7203	Persons Assisted
City of Marietta - Public Services	2015	Non-Housing Community Development	City of Marietta	Increase Access to Public Services	\$ 56,950.00	Public Service activities other than LMI Housing Benefit	59	Persons Assisted
Housing Rehabilitation	2015	Affordable Housing	Countywide	Increase Access to Affordable Housing	\$ 265,000.00	Homeowner Housing Rehabilitated	15	Household Housing Unit
Pre-Award Commitments	2015	Non-Housing Community Development	Countywide	Public Facility Improvements	\$ 200,000.00	Public Facility or Infrastructure other than LMI Housing Benefit	40	Persons Assisted
City of Marietta	2015	Non-Housing Community Development	City of Marietta	Public Facility Improvements	\$ 246,784.85	Public Facility or Infrastructure other than LMI Housing Benefit	100	Persons Assisted
City of Smyrna	2015	Non-Housing Community Development	City of Smyrna	Public Facility Improvements	\$ 164,093.65	Public Facility or Infrastructure other than LMI Housing Benefit	100	Persons Assisted
City of Powder Springs	2015	Non-Housing Community Development	City of Powder Springs	Increase Economic Opportunity	\$ 51,533.00	Public Facility or Infrastructure other than LMI Housing Benefit	15	Persons Assisted
City of Acworth	2015	Non-Housing Community Development	City of Acworth	Public Facility Improvements	\$ 74,855.00	Public Facility or Infrastructure other than LMI Housing Benefit	6000	Persons Assisted
City of Austell	2015	Non-Housing Community Development	City of Austell	Public Facility Improvements	\$ 19,696.00	Public Facility or Infrastructure other than LMI Housing Benefit	1000	Persons Assisted
City of Kennesaw	2015	Non-Housing Community Development	City Kennesaw	Public Facility Improvements	\$ 109,619.00	Public Facility or Infrastructure other than LMI Housing Benefit	5000	Persons Assisted
<b>Total</b>					<b>\$ 2,727,125.00</b>		<b>23330</b>	



### HOME Investments Partnerships (HOME)

Goals Summary Information Goal Name	Start Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator	Annual Goals	
Administration & Planning	2015	Affordable Housing	Countywide	Increase Access to Affordable Housing	\$ 65,779.70	Other - Administration & Planning	N/A	Other
CHDO Activities	2015	Affordable Housing	Countywide	Increase Access to Affordable Housing	\$ 98,669.55	Rental units constructed	4	Household Units
CHDO Operating	2015	Affordable Housing	Countywide	Increase Access to Affordable Housing	\$ 32,889.85	Other - Administration & Planning	N/A	Other
Acquisition and Rehabilitation of Affordable Housing	2015	Affordable Housing	Countywide	Increase Access to Affordable Housing	\$ 200,000.00	Homeowner Housing Added	4	Households Assisted
Tenant Based Rental Assistance	2015	Affordable Housing	Countywide	Increase Access to Affordable Housing	\$ 260,457.90	Tenant-based rental assistance/Rapid Re-Housing	75	Households Assisted
<b>Total</b>					<b>\$ 657,797.00</b>		<b>83</b>	

### Emergency Solutions Grant (ESG)

Goals Summary Information Goal Name	Start Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator	Annual Goals	
Administration & Planning	2015	Homeless	Countywide	Administration	\$ 13,114.40	Other - Administration & Planning	N/A	Other
HMIS Coordination	2015	Homeless	Countywide	Eliminate Homelessness	\$ 11,000.00	Other - HMIS	1124	Other
Rapid ReHousing	2015	Homeless	Countywide	Eliminate Homelessness	\$ 20,000.00	Tenant-based rental assistance/Rapid Re-Housing	6	Persons Assisted
Homelessness Prevention	2015	Homeless	Countywide	Eliminate Homelessness	\$ 25,829.05	Homelessness Prevention	33	Persons Assisted
Emergency Shelter Operations / Essential Services	2015	Homeless	Countywide	Eliminate Homelessness	\$ 104,915.16	Homeless Person Overnight Shelter	764	Persons Assisted
<b>Total</b>					<b>\$ 174,858.61</b>		<b>1927</b>	

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b).**

The County anticipates providing affordable housing for 98 extremely low, low-income, and moderate-income families by acquiring eight (8) homes, providing tenant based rental assistance for 75 households, and rehabilitating 15 owner-occupied homes.

## **AP-35 Projects**

### **Introduction**

Activities have been selected for inclusion in this Plan based on the 2011-2015 Consolidated Plan priorities and public input. During PY2015, Cobb County will initiate activities to ensure that community development, affordable housing, and homelessness goals are achieved.

Activities presented in this section fall into five major priority areas:

- **Affordable Housing**
  - Acquisition, Rehabilitation, and New Construction of Affordable Housing
  - Tenant Based Rental Assistance/Rapid Re-housing
  - Housing Rehabilitation
- **Neighborhood Revitalization and Reinvestment**
  - Rehabilitation, acquisition, accessibility improvements of neighborhood facilities
  - Park Improvements
  - Sidewalk and Infrastructure Improvements
  - Support services for populations with special needs (e.g. elderly, persons with disabilities)
- **Increase Housing Options and Self-Sufficiency for Homeless and Near-Homeless Individuals and Families to Eliminate Homelessness**
  - Rapid Re-housing/Homelessness Prevention
  - Shelter Operations
  - HMIS Coordination
- **Increase the capacity of public services to provide services for low and moderate-income families.**
  - Health and dental services
  - Services for the homeless and at-risk populations
  - Youth and childcare programs
  - Transportation for seniors and youth
- **Increase funding to agencies that provide economic opportunities**
  - Expansion of business products based on community need
  - Job training for low and moderate-income persons

A summary of PY2015 activities are listed in Table 5.

**Table 5: CDBG Projects Summary**

<b>PY2015 Community Development Block Grant (CDBG ) Draft Recommendations</b>	
<b>Project Description</b>	<b>PY 2015 Allocation (Recommendations)</b>
<b>Cobb County</b>	
Cobb County CDBG Program Office Administration and Planning	\$ 428,467.80
<b>Cooperating Cities</b>	
City of Acworth - Phase 1 Logan Park Expansion	\$ 74,855.00
City of Austell - Park Developments and Improvements	\$ 19,696.00
Powder Springs - Economic Development Activities	\$ 51,533.00
City of Kennesaw - Woodland Acres Phase III - Sidewalk Construction	\$ 109,619.00
<b>County Agencies</b>	
Cobb County Property Management - ADA	\$ 175,000.00
Cobb County Owner-Occupied Housing Rehabilitation - Grants	\$ 175,000.00
Cobb County Owner-Occupied Housing Rehabilitation - Administration	\$ 90,000.00
<b>Public Services</b>	
SafePath Children's Advocacy Center, Inc. - Abused Children Services Operating	\$ 60,000.00
Omosaze, Inc. - Reading/Literacy Services - Reading Saturday	\$ 20,000.00
Community Health Center, Inc - Enhanced Patient Medical & Dental	\$ 60,000.00
The Extension, Inc. - Women's Recovery Program	\$ 40,000.00
Turner Hill Community Development Corporation - Harmony House Operating	\$ 25,000.00
Cobb Senior Services	\$ 35,000.00
Girls Inc. of Greater Atlanta	\$ 27,351.35
Marietta Y.E.L.L.S	\$ 29,000.00
The Center for Family Resources - Food Distribution/Mobile Pantry	\$ 25,000.00
<b>Other CDBG Activities</b>	
Cobb Community Services Board <sup>1</sup>	\$ 200,000.00
Boys & Girls Clubs of Metro Atlanta	\$ 110,020.15
Good Samaritan Health Center	\$ 131,330.00
Marietta Y.E.L.L.S	\$ 50,000.00
Nobis Works - Reworx Social Enterprise	\$ 100,000.00
Turner Hill CDC - Transitional House Repairs	\$ 9,467.00
The Extension, Inc. - Property Acquisition	\$ 96,000.00
<b>City of Marietta</b>	
City of Marietta Administration & Planning	\$ 75,933.80
City of Marietta - Public Services	\$ 56,950.00
City of Marietta - Public Facilities	\$ 246,784.85
<b>City of Smyrna</b>	
City of Smyrna Administration & Planning	\$ 41,023.40
City of Smyrna - Public Facilities	\$ 164,093.65
<b>TOTAL</b>	<b>\$2,727,125.00</b>
1 Pre-Award Amount (Year 3 of 4) - Cobb Community Services Board - (\$200,000)	

**Table 6: PY 2015 HOME Project Summary**

PY2015 HOME Investment Partnership Draft Recommendations	
Project Description	PY 2015 Allocation (Recommendations)
<b>Cobb County</b>	
<b>CHDO Operating and Activities</b>	
Cobb CHDO - Program - Cole Street Development Corporation (15%)	\$ 98,669.55
Cobb CHDO - Operating - Cole Street Development Corporation (5%)	\$ 32,889.85
<b>Other HOME Activities</b>	
Cole Street Development Corporation. - Acquisition & Rehabilitation	\$ 200,000.00
MUST Ministries - Tenant Based Rental Assistance	\$ 150,457.90
The Center for Family Resources - Tenant Based Rental Assistance	\$ 50,000.00
Young Women's Christian Association - Tenant Based Rental Assistance	\$ 60,000.00
<b>Administration</b>	
Cobb County Program Administration (10%)	\$ 65,779.70
<b>Total - Cobb County</b>	<b>\$ 657,797.00</b>
<b>TOTAL</b>	

**Table 7: PY 2015 ESG Project Summary**

PY2015 Emergency Solutions Grant (ESG) Draft Recommendations	
Project Description	PY 2015 Allocation (Recommendations)
<b>Street Outreach &amp; Emergency Shelter</b>	
The Center for Family Resources, Inc.	\$ 20,000.00
MUST Ministries, Inc.	\$ 20,000.00
Turner Hill Community Development Corporation	\$ 25,000.00
The Extension, Inc.	\$ 30,000.00
St Vincent de Paul Society Inc. - House of Dreams	\$ 9,915.16
<b>Homelessness Prevention and Rapid Rehousing</b>	
MUST Ministries, Inc.	\$ 20,000.00
Center for Family Resources	\$ 15,829.05
Traveler's Aid of Metro Atlanta	\$ 10,000.00
<b>HMIS Coordination</b>	
The Center for Family Resources for Cobb Collaborative - HMIS Coordination	\$ 11,000.00
<b>Administration</b>	
Cobb County Program Administration 7.5%	\$ 13,114.40
<b>Total</b>	<b>\$ 174,858.61</b>

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs:**

Cobb County has made estimated allocations for PY2015 based on 70% of the prior year's allocation and the priorities identified in the PY2011-2015 Consolidated Plan, community input, qualified applications for funding, the County Manager and Board of Commissioners direction.

Cobb County recognizes there are multiple needs for low and moderate-income persons of the County that are met through the use of CDBG, HOME, and ESG funds. These needs include access to affordable housing for low and moderate-income persons, housing options for homeless and at-risk populations; increased capacity for public services, addressing community development needs, and access to economic development activities.

The County prioritizes grant allocations by ensuring that all proposed projects will:

- Directly benefit low and moderate-income persons or households as defined by HUD's Income Limit Guidelines based on the Atlanta-Sandy Springs-Marietta Metro Statistical Area (MSA); or

Take place in an area where more than 48.2% of the population is lower income according to HUD Income Limits. Cobb County is considered an exception grantee and therefore qualifies to use the exception criterion for CDBG grantees.

### **AP-50 Geographic Distribution**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.**

Cobb County receives entitlement program funds directly from the U.S. Department of Housing and Urban Development. The County allocates a "fair share percentage" of CDBG program funds to the Cities of Acworth, Austell, Kennesaw, and Powder Springs. The Cities of Marietta and Smyrna are entitlement jurisdictions and therefore receive a direct allocation from HUD. These entitlement jurisdictions have entered into Cooperation Agreements with Cobb County to administer their CDBG program funds.

Based on 2010 Census data, Cobb County has experienced a substantial increase in its racial/ethnic composition. The African-American population increased between 2000 and 2010 by 50.4%, rising from 114,232 residents in 2000 to 171,774 in 2010. The 2010 Census data shows that African Americans comprised 25% percent of all Cobb County residents. There are a large percentage of African American residents in the Southern portion of the County with concentrations in the Cities of Marietta and Smyrna (see red dots in Map 3 for location specifics). The Asian population increased by 64.9% from 2000 to 2010. In 2000, the Asian population in Cobb County totaled 18,587 and rose to 30,657 in 2010. The 2010 Census data reported that the

Asian population comprised 4.5% of Cobb County residents and is concentrated primarily in the northeastern portion of the County (see red dots in Map 5 for location specifics). The 2000 Census recorded 46,964 Hispanic residents and the 2010 Census data shows that 84,330 of residents in Cobb County are Hispanic which comprises 12.3% of the total population of Cobb County. The increase in the number of Hispanic/Latino residents in Cobb County has necessitated an increase in services and outreach provided by County agencies and nonprofit organizations. The Hispanic/Latino population is concentrated primarily in the cities of Marietta and Smyrna.

## Geographic Distribution

**Table 8 - Geographic Distribution**

Target Area	Percentage of Funds
County-Wide	80%*

*\*Remaining 20% of CDBG funds will be allocated for eligible CDBG administrative activities.*

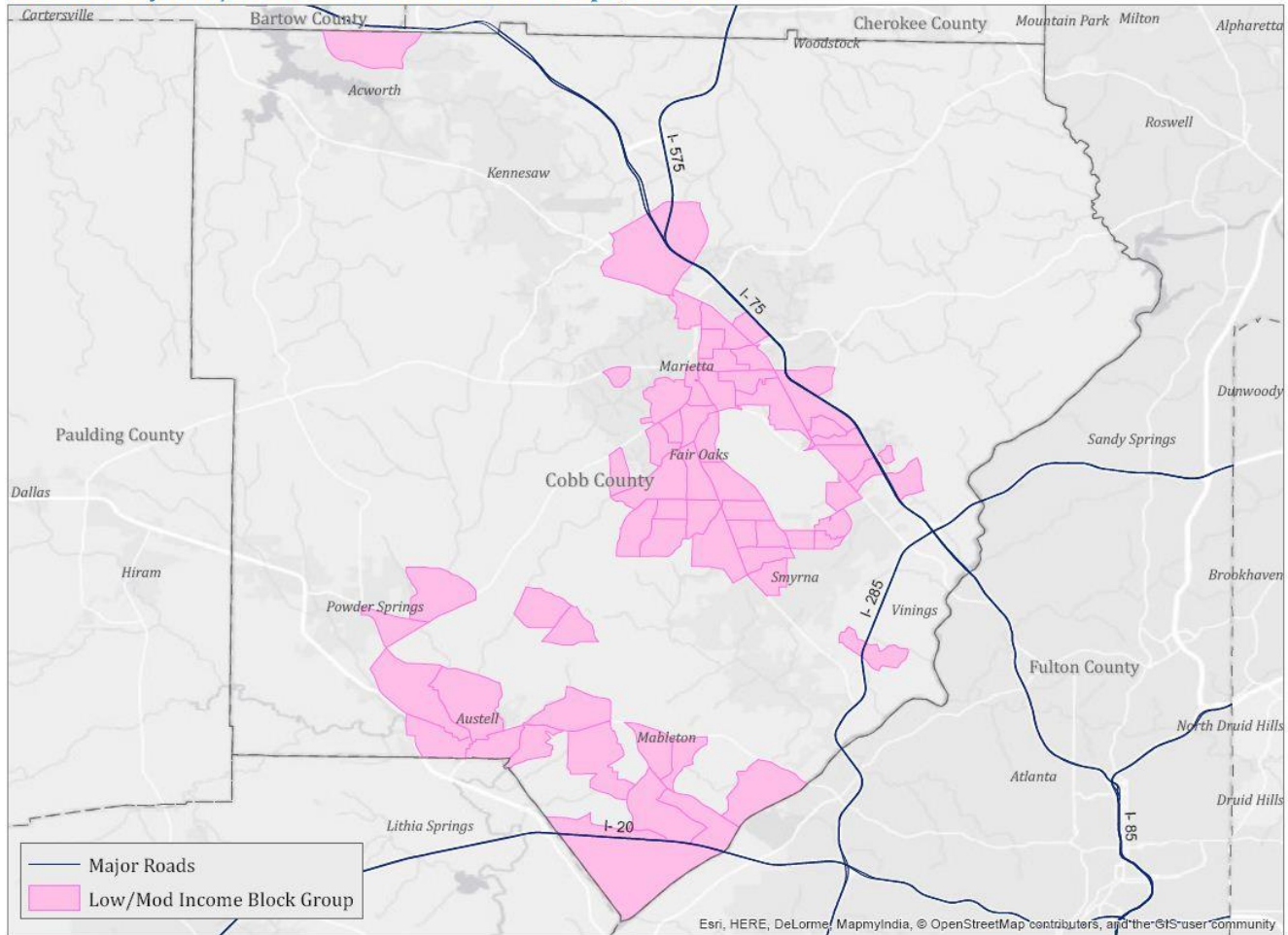
## Rationale for the priorities for allocating investments geographically

Cobb County is an urban county that covers over 340 square miles which causes the low to moderate income population to be less concentrated as in most centralized cities. The County relies on widely accepted data such as American Community Survey, HUD low and moderate-income summary data, and Federal Financial Institutions Examinations Council (FFIEC) data to determine areas throughout the community with concentrations of low and moderate-income communities. Program resources are allocated County-wide based on low-mod areas which often coincide with areas of minority concentration.

## Map 1: Cobb County Low and Moderate-Income by Census Tracts

(Source: TRF and American Community Survey 2007-2011)

### Cobb County Low/Moderate Income Block Groups, FY 2014



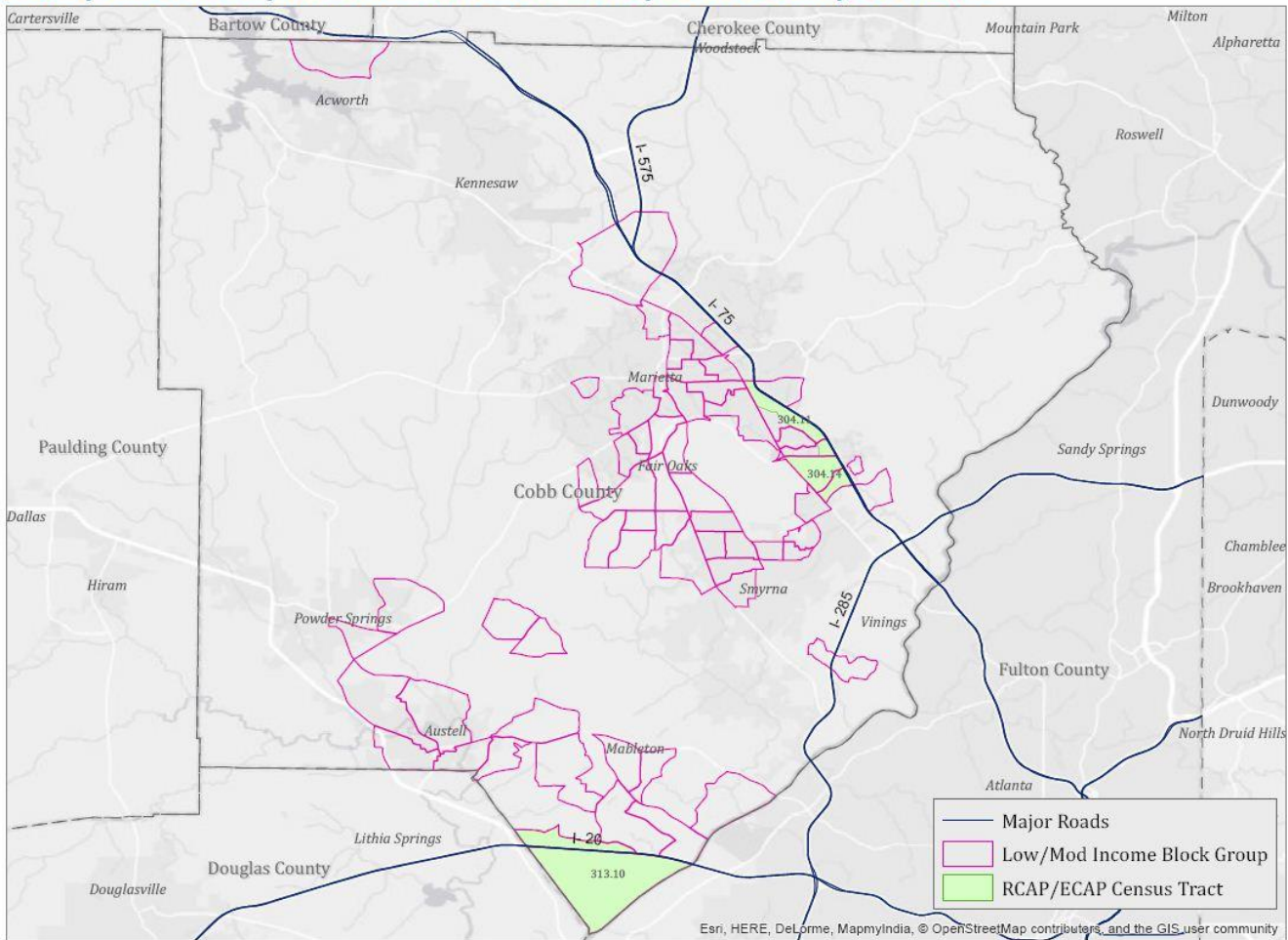
The low and moderate income census tracts in Cobb County are located in the central, eastern and southern portions of the County which also coincide with areas of minority concentrations throughout the county. These Census Tracts are defined as low and moderate-income areas based on HUD's determination.



## Map 2: Cobb County Areas of Minority Concentrations

(Source: 2000 US Census Data)

### Racially and Ethnically Concentrated Areas of Poverty in Cobb County, 2008-2012



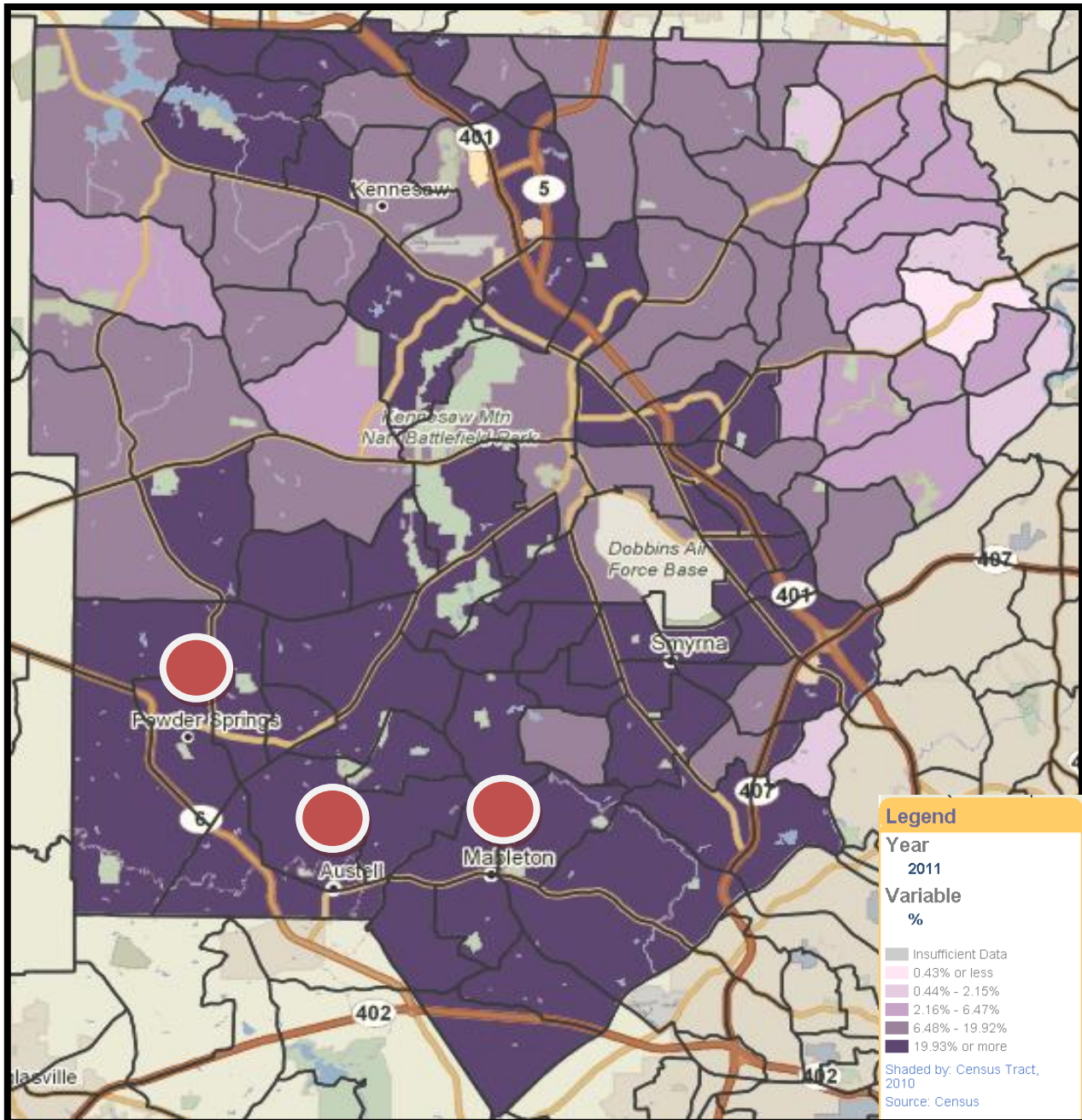
Source: U.S. HUD FY 2014 Low/Mod Income Population Estimates; U.S. Census 2008-2012 American Community Survey

According to 2000 U.S. Census Data, the minority population in Cobb County makes up nearly 30% of the total population for Cobb County. Racially and ethnically concentrated areas of poverty (RCAPs/ECAPs) are census tracts with minority population above 50% and a poverty rate above 36.4% (3 times the average census tract poverty rate for Cobb). As indicated in Map 2, the census tracts in the shaded areas have been identified as areas of concentrated poverty within the County.



### Map 3: Cobb County Areas of African American Concentrations

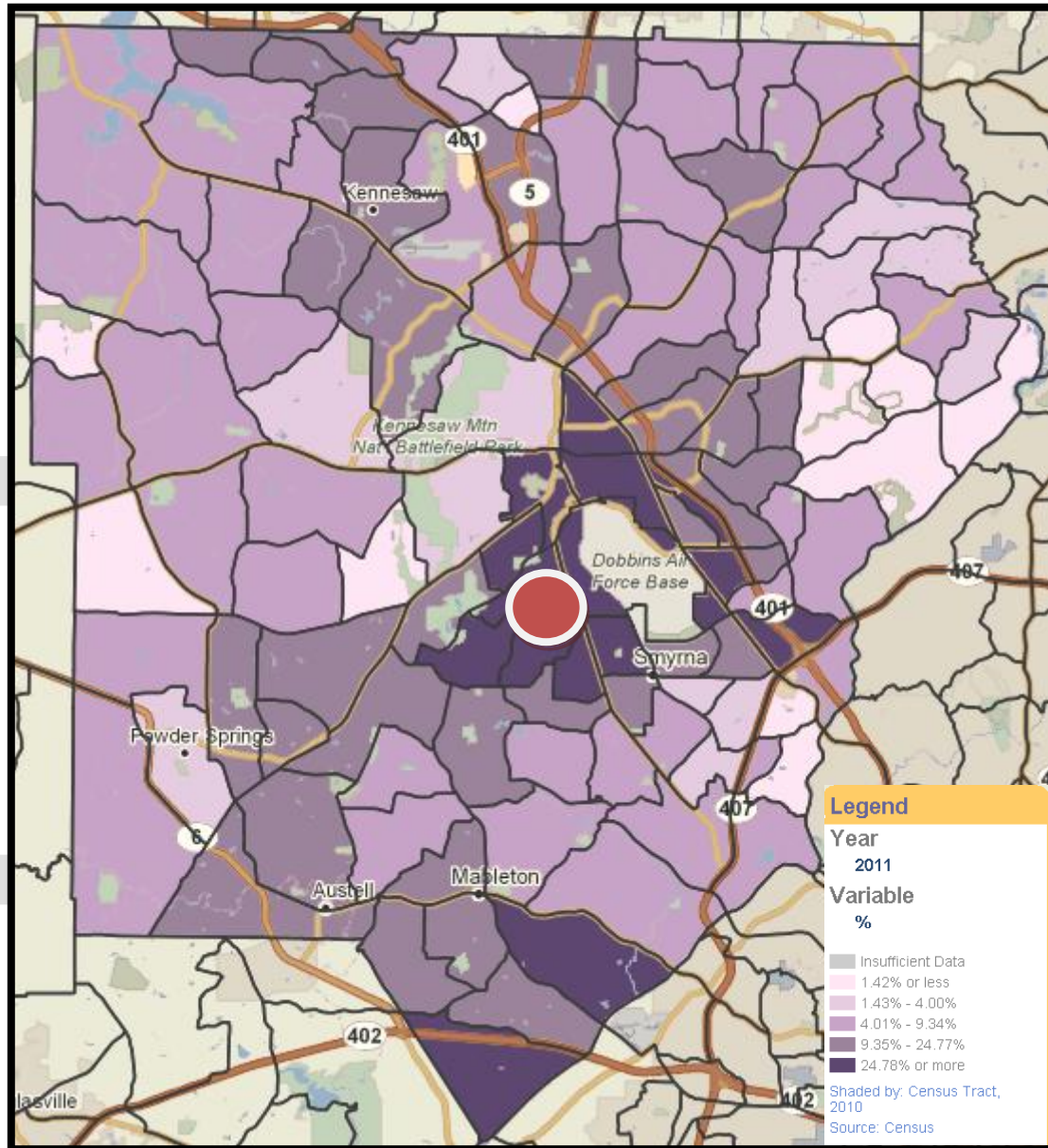
(Source: 2007- 2010 US Census Data)



The African American population in Cobb County makes up 25% of the overall population. As indicated with red dots in Map 3, the Cities of Powder Springs, Austell, and Mableton are more densely populated with African American residents.

## Map 4: Cobb County Areas of Hispanic Concentrations

(Source: 2007-2011 US Census Data)

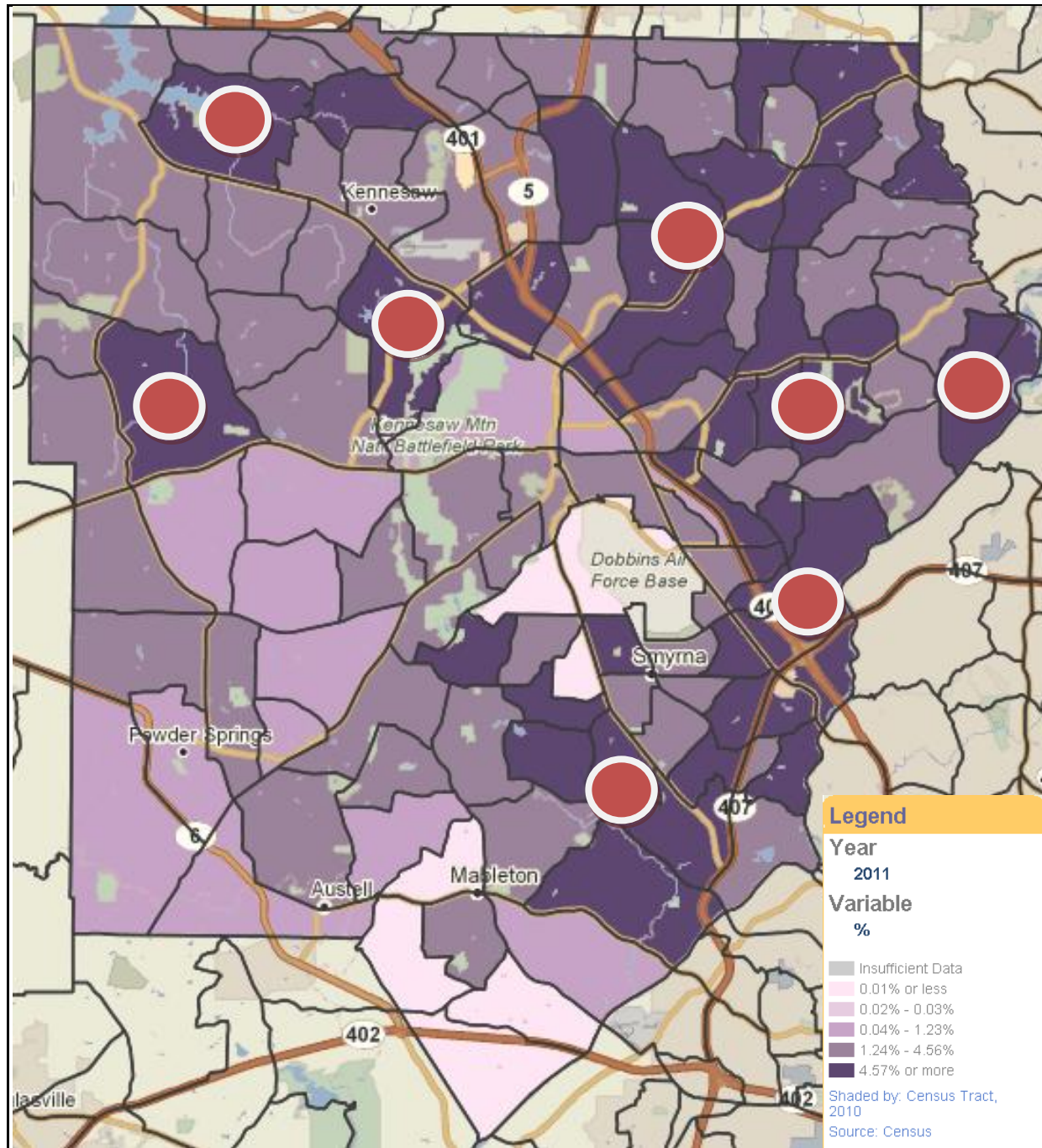


The Hispanic population makes up 11.2% of the total population in Cobb County. As indicated with a red dot in Map 4, the Hispanic population is more densely populated in the Central portion of the County near the City of Marietta.



### Map 5: Cobb County Areas of Asian Concentrations

(Source: 2007-2011 US Census Data)



The Asian population makes up 3.1% of the total population in Cobb County. As indicated with red dots in Map 5, the Asian population is more densely populated in areas shaded in dark purple; most noticeable in the eastern portion of the County.

## AP-55 Affordable Housing

### Introduction:

Cobb County uses a myriad of approaches to maintain, create, and improve the quality of affordable housing throughout the County. For the Consolidated Plan, Cobb County prioritized the following housing activities housing rehabilitation (CDBG), down payment assistance (HOME), acquisition/rehabilitation/new construction (HOME), tenant based rental assistance (HOME), short-term rent/mortgage/utility assistance (ESG), and homelessness prevention (ESG). In the 2015 Annual Action Plan, Cobb County will administer the following programs to preserve and increase access to affordable housing:

- Acquisition, Rehabilitation, and New Construction of Affordable Housing
- Owner Occupied Housing Rehabilitation
- Down Payment Assistance
- Tenant Based Rental Assistance
- CHDO – supporting community organizations to develop affordable housing
- ESG – Homelessness Prevention and Rapid re-housing

Estimated annual goals for affordable housing and descriptions of activities for each program are included in the following tables:

**Table 1 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households to be Supported	
Homeless	1,927
Non-Homeless	15,772
Special-Needs	7,453
Total	25,152

**Table 2 - One Year Goals for Affordable Housing by Support Type**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	114
The Production of New Units	0
Rehab of Existing Units	35
Acquisition of Existing Units	8
Total	157

## **Discussion:**

Cobb County will use CDBG and HOME program funds to address housing needs throughout the county. A summary of affordable housing activities to be undertaken this year is listed below:

### **1. CHDO Related Activities**

Cobb County proposes to allocate at least 15% of HOME program funds to Community Housing Development Corporations to develop and acquire affordable housing. These jurisdictions may also propose to provide an optional 5% of program funds for CHDO operating expenses. Cobb County has designated Cole Street Development Corporation as its CHDO. Cobb County proposes to allocate \$98,669.55 for CHDO related activities. Cobb County has chosen to allocate CHDO operating expenses in the amount of \$32,889.85 for Cole Street Development Corporation.

### **2. Acquisition and New Construction of Affordable Housing:**

Cobb County will use a total of \$200,000.00 in HOME program funds for the acquisition and construction of affordable rental housing through the Cole Street Development Corporation.

### **3. Housing Rehabilitation**

Cobb County will use CDBG program funds and program income funds to eliminate substandard housing for low and moderate-income homeowners, seniors, and residents with disabilities. **CDBG** – Cobb County will use \$175,000.00 in CDBG funds to rehabilitate 15 homes through Minor Home Repair Grants for code violation repairs that are a threat to health, safety, and general welfare.

### **4. Tenant Based Rental Assistance**

A total of \$260,457.90 in HOME program funds will be allocated to MUST Ministries (\$150,457.90) and the Center for Family Resources (\$60,000) to provide rental assistance for low-income families.

## AP-60 Public Housing

### Introduction

While the County will not use any PY 2015 HOME Program funds to address the needs of public housing residents. The County will however, assist the Marietta Housing Authority in addressing the needs of public housing residents by offering down-payment assistance programs to eligible residents of public housing.

### Actions planned during the next year to address the needs to public housing

Marietta Housing Authority (MHA) is the public housing authority for the county and administers subsidized units. The MHA Plan describes efforts to encourage public housing residents to become more involved in the community and to participate in various homeownership opportunities. MHA plans to initiate new programs to increase revenues for the agency and provide economic opportunities for low income families.

### Actions to encourage public housing residents to become more involved in management and participate in homeownership.

The MHA provides multiple outlets for public housing residents to be involved. Public housing residents (each adult family member) must contribute eight hours per month of community service participate in an economic self-sufficiency program. In meeting this requirement, residents are encouraged to become more involved in their community and to participate in activities that promote the level of economic stability that may lead to homeownership. MHA also manages a down-payment assistance program to assist low and moderate-income residents.

### If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

According to HUD PIC data, the Marietta Housing Authority scored an 88 and is designated a standard performer and is not considered by HUD to be troubled or poorly performing.

## AP-65 Homeless and Other Special Needs Activities

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including.**

Cobb County has identified the following goals to reduce and/or eliminate homelessness.

1. Provide funds (subject to applicable cap) to support emergency shelter operations, homeless prevention, rapid re-housing and supportive services.
2. Provide support for the development and operation of transitional housing throughout Cobb County as individuals and families work towards self-sufficiency.
3. Encourage the efficient use of HMIS technology and support its expansions beyond homeless service providers as a way to link the various services provided by Cobb County non-profit organizations and standardize performance measures.
4. Support efforts to integrate the management of ESG funds with the Continuum of Care.
5. Provide support for services that prevent persons released from institutions from becoming homeless.
6. Strengthen the collaboration and capacity of homelessness service providers and advocacy organizations.

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.**

Cobb County will continue to support organizations that assess the needs of the homeless to create a more robust social service system to address unmet needs. Cobb County provides ESG and CDBG funding to social service organizations to assess the needs of homeless persons. In PY2014, Cobb County funded the Center for Family Resources, the Center for Children and Young Adults, Turner Hill Harmony House, The Extension, St. Vincent de Paul, Traveler's Aid, and MUST Ministries to provide services for the homeless and at-risk of homelessness population.

The Marietta/Cobb Continuum of Care collaborates with non-profit organizations to analyze existing needs to assist in identifying funding gaps and other gaps in services. The Homeless Point in Time Count, organized by the Continuum of Care, annually assesses the characteristics of the homeless population in Cobb County. This data allows the Continuum and the County to track the changing needs of the homeless. In PY2015, the County will continue support the efforts of the Continuum of Care in the preparation of the Point in Time Count.

Cobb County will continue to invest in emergency shelter activities during the Action Plan period. The County has identified five organizations that will provide emergency shelter for homeless persons residing in Cobb County.

- **MUST Ministries** provides immediate needs (food, clothing, shelter) and long terms needs (employment assistance, support groups, educational assistance) to homeless persons in the County. They also operate a community kitchen which operates 365 days per year and serves nearly 80,000 meals a year.
- **The Center for Family Resources** provides services for homeless and at-risk persons

residing in the county through direct financial assistance, affordable housing programs, education and employment assistance, and mentoring.

- **The Extension** operates a long-term community supported residential treatment facility for homeless men who are chemically dependent because a significant percentage of individuals experiencing homelessness are also impacted by substance abuse. This program addresses one of the root causes of homelessness and provides its participants with an opportunity to re-integrate into society as sober, productive, and responsible citizens.
- **Turner Hill CDC** provides shelter and targeted support services to homeless males upon their release from jail or prison. Through case management services and mentorship, these men find jobs, maintain sobriety, transition to stable housing, and become responsible, self-sustaining citizens of our community.
- **St. Vincent de Paul House of Dreams** assists homeless women with education, mentoring, and practical life skills coaching so that their clients can achieve a greater level of self-respect, dignity and independence.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The County provides ESG funding for essential services and operations to emergency shelters and transitional housing facilities. These facilities provide shelter and services to citizens of Cobb County to include homeless families, single men and women, and survivors of domestic violence. The County supports increasing housing options and self-sufficiency for the homeless and near homeless by providing support for the following:

- Emergency housing and supportive services for homeless families and individuals;
- Developing transitional housing; and
- Preventing persons released from institutions from entering homelessness.

#### **Helping homeless persons make the transition to permanent housing**

The County will administer the Emergency Solutions Grant Program and oversee activities for homeless individuals and families in Cobb County. Cobb County has identified rapid re-housing as a priority for the PY2015 funding cycle. Obtaining permanent housing for homeless individuals and families will shorten the length of time spent in emergency and transitional shelters. According to the most recent Point in Time Count (PIT) of homeless persons in Cobb County conducted on January 29, 2014, 239 persons in Cobb were sleeping in either emergency or transitional shelters; and 379 persons were unsheltered.



Cobb County encourages collaboration with organizations to transition as many people as possible into permanent housing. The County also supports the implementation of a referral and case management system with the tools to direct the homeless to appropriate housing and services. Some families or individuals may require only limited assistance for a short period of time, such as emergency food and shelter -- until a first paycheck is received or a medical emergency is past. Others, however, will require more comprehensive and long-term assistance, such as transitional housing with supportive services and job training. Due to limited resources, it is important for agencies to eliminate duplication of effort by local agencies, both in intake and assessment procedures, and in subsequent housing and supportive services. The Homeless Management Information System (HMIS) can be improved with common intake forms, shared data, effective assessment instruments and procedures, and on-going coordination of assistance among community organizations.

### **Helping low-income individuals and families avoid becoming homeless:**

The County will administer the Emergency Solutions Grant Program (ESG) and coordinate activities to prevent individuals and families from becoming homeless and to assist individuals/families regain stability in current housing or permanent housing. ESG program funds will be used for homelessness prevention which includes housing relocation and stabilization services and for short term (up to 3 months) or medium term (up to 24 months) rental assistance. A range of emergency shelter facilities and short-term services (food, clothing, and temporary financial assistance, transportation assistance) to meet a variety of family or individual circumstances is necessary to assist families in preventing homelessness. These facilities and services will be able to meet the needs of families with children, individuals, persons with special health problems, and other characteristics.

### **AP-75 Barriers to Affordable Housing**

#### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing:**

The County's current housing market presents significant impediments to developing an adequate supply of affordable housing for low to moderate-income persons. The recent economic downturn, coupled with high rates of foreclosed homes in the County has created a significant barrier to affordable housing. The County's 2011 Analysis of Impediments (AI) to Fair Housing Choice examined a number of areas in which barriers to the development of affordable housing might exist. The barriers identified were limited supply of affordable housing, high land costs, zoning laws, building codes, and taxes which can limit affordable housing choice.

Cobb County will continue to review zoning, storm-water management, sustainability, and other regulatory issues affecting affordable housing development. Cobb County will also explore incentives to encourage affordable housing development. Cobb County will actively work with

community leaders to address concerns about potential future housing developments. Furthermore, Cobb County will undertake efforts to affirmatively further fair housing to ensure housing choice is available throughout the County by holding educational seminars throughout the community. In PY 2014 Cobb County set aside \$35,000 for fair housing education and outreach to ensure that fair housing is a priority among all activities undertaken by the County. During PY 2015, the County will utilize any remaining 2014 program funds toward fair housing education and outreach; additionally, if needed, the County will allocate additional PY2015 funding.

## **AP-85 Other Actions**

### **Actions planned to address obstacles to meeting underserved needs:**

To help remove obstacles to meeting underserved needs and improve service delivery, Cobb County will support the expansion of HMIS technology beyond homeless service providers as a way to link the various categories of services provided by Cobb County nonprofits organizations and standardize performance measures. Cobb County will also review and analyze the work of its various departments and divisions to find opportunities for collaboration between similar programs.

### **Actions planned to foster and maintain affordable housing:**

Affordable housing will be maintained and encouraged by the coordination and collaboration among the non-profit housing developers in the community such as Cole Street Development Corporation, Habitat for Humanity of Northwest Metro Atlanta, and North Georgia Community Housing Development. The County will also continue to support the use of HOME and NSP program funds for down-payment assistance for low and moderate-income homebuyers as well as continue to purchase foreclosed homes in the interest of preserving affordable housing. Additionally, the County will continue to use HOME and CDBG program funds to rehabilitate owner-occupied homes. In an effort to promote affordable housing and fair housing choice, the County will encourage and support fair housing rights for all and provide program funds to conduct outreach and education regarding the Fair Housing Law act of 1968.

### **Actions planned to reduce lead-based paint hazards:**

In PY 2015, Cobb County will continue to implement counter-measures to reduce lead-based paint hazards by abating or removing lead-based paint hazards found in existing housing built prior to 1978. Cobb County educates the public on the hazards of lead-based paint and educates parents about protecting their children. In response to lead-based paint hazards and the limited resources available, the County has planned a steady, long-term response in accordance with Federal lead-based paint standards, other applicable federal regulations, and local property standards. The County will identify houses with lead-based paint through the various housing

programs undertaken by the County and will abate or remove lead hazards in high priority units. Government assisted housing rehabilitation projects will include the completion of a lead-based paint inspection according to HUD and Environmental Protection Agency (EPA) guidelines. Policies and procedures for abatement of lead hazards have been established in Cobb County, which include determining cost effectiveness for abatement and procedures for assessing, contracting and inspecting post-abatement work. The policies and procedures also include preparing work write-ups and costs estimates for all income eligible persons in Cobb County with identified lead-based paint hazards.

**Actions planned to reduce the number of poverty-level families:**

Cobb County will continue efforts to implement anti-poverty strategies for the citizens of Cobb County in the upcoming year. The County will strive to increase its efforts in assisting homeowners and renters with housing rehabilitation and renovation of affordable housing to decrease the financial burden on low-to-moderate-income persons.

The County will provide assistance to low and moderate-income persons through the following strategies:

- Provide homeowners with housing repair assistance through the Housing Rehabilitation program;
- Provide nonprofit organizations such as Marietta Housing Authority and Habitat for Humanity of Northwest Metro Atlanta with down payment assistance for first-time home buyers;
- Provide assistance to the County's CHDO (Cole Street Development Corporation) to acquire and construct affordable rental housing for seniors;
- Provide assistance to nonprofit organizations such as the Center for Family Resources and the Tommy Nobis Center to expand training services for individuals with disabilities; and
- The County will continue to implement Section 3 policy as necessary. Additionally, the County will encourage nonprofit organizations to expand housing development programs to incorporate job-training opportunities as a part of their operations;

Through the initiatives described above, and in cooperation with the agencies and nonprofit organizations noted, the CDBG Program Office will continue to assist low and moderate-income persons of Cobb County over the next year.

**Actions planned to develop institutional structure:**

The CDBG Program Office administers all facets of the HUD grants for Cobb County to ensure that all aspects of the grant programs perform in a concerted manner. The Program Office recognizes the need to maintain a high level of coordination on projects involving other County departments and/or non-profit organizations. This collaboration guarantees an efficient use of resources with maximum output in the form of accomplishments.

The CDBG Program Office will address gaps and improve institutional structure by using the following strategies:

- Reduce and/or alleviate any gaps in services and expedite the delivery of housing and community development improvements to eligible persons.
- Cobb County CDBG Program Office staff will evaluate the procurement process and guidelines for all rehabilitation and construction projects.
- Coordinate projects among County departments and support ongoing efforts for County initiatives.
- Maintain a strong working relationship with the Marietta Housing Authority based on the mutually shared goal of providing suitable housing for low- and extremely low-income persons.
- Work with and financially support community housing development organizations (CHDOs) operating in low- and moderate-income neighborhoods to build affordable housing for the elderly, veterans and other special needs populations.
- Use established lines of communication to identify opportunities for joint ventures with agencies that provide funding to construct affordable housing and/or finance homeownership opportunities.

**Actions planned to enhance coordination between public and private housing and social service agencies:**

Cobb County will continue to work with a broad cross-section of public, private, faith-based, and community organizations to identify the needs of its citizens. The CDBG Program Office works with the Cobb Community Collaborative, a community organization focused on providing more streamlined approach among Cobb County public service agencies to improve the lives of all persons in Cobb County, Georgia. The Collaborative addresses a broad range of needs for families including homelessness, public safety, workforce development, literacy, and allocation of other resources. The creation of such an entity has allowed local non-profit organizations to focus their efforts collectively and to avoid duplication of services within the County. The Collaborative's efforts are critical to the success of the County's Consolidated Plan. The Cobb Collaborative established a Business Advisory Council to connect local nonprofit organizations with members of the Cobb County Chamber of Commerce to match critical agency needs with resources available from local committed business partners.

Additionally, the Policy Council on Homelessness is comprised of member agencies (such as the Center for Family Resources, Boys & Girls Club, and The Edge Connection) that provide services to the homeless and very low-income persons. The Policy Council on Homelessness has conducted surveys of the homeless and at-risk populations to determine needs in Cobb County

and to plan appropriate programs and services in response to these needs.

The Cobb County CDBG Program Office also coordinates the five-year Consolidated Plan in accordance with the Continuum of Care (CoC) program. The Center for Family Resources serves as the Lead Agency for the CoC and operates the supportive housing program for Cobb County. This cooperative effort provides a special focus through a diverse group of community organizations, homeless shelters, permanent affordable housing developers, supportive service providers, and target population groups to examine needs, re-establish priorities, and plan strategies. Through this collaborative process, housing and service providers were able to contribute ideas and strategies to the development of this Plan.

Cobb County will also collaborate with the Cobb County Board of Health to serve on the City of Atlanta's HIV Planning Council. This organization serves as the vehicle for strategic planning and coordinating for the Housing Opportunities for Persons with AIDS (HOPWA) Program. The Cobb County Health Department coordinates with the City of Atlanta to develop a city-wide strategy in the preparation and implementation of the HOPWA Program. Low to moderate income clients receive referrals from County Health Clinics, the Good Samaritan Health Center and Sweetwater Valley Camp.

## AP-90 Program Specific Requirements

### Community Development Block Grant Program (CDBG)

Projects planned with CDBG funds are expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

CDBG Available Program Funding		
1.	The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed.	\$0
2.	The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$0
3.	The amount of surplus funds from urban renewal settlements	\$0
4.	The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0
5.	The amount of income from float-funded activities	\$0
	<b>Total Program Income:</b>	<b>\$0</b>

Other Available Program Funding		
1.	The amount of urgent need activities	\$0
2.	<p>The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate-income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate-income. Specify the years covered that include this Annual Action Plan.</p> <p><small>*Note- This percentage only includes the portion of grant funds that are actually used for activities. Thus, the allowable 20% used for administration of the grant is deducted.</small></p>	80%

DRAFT

## **HOME Investment Partnership Program (HOME)**

### **A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

In PY2015 Cobb County will utilize investment of HOME program funds as designated in CFR part 92.205(b). The County will provide HOME Program funds to the Habitat for Humanity of Northwest Metro Atlanta and the Marietta Housing Authority for down-payment assistance loans to low and moderate-income homebuyers. The loans will be provided as “soft-second” mortgages, secured with a lien on the approved property. The Down-Payment Assistance Loans are repaid monthly by homeowners to Habitat for Humanity of Northwest Metro Atlanta and annually to the County, and the program income derived is used by the County for other eligible HOME program activities.

### **A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254 is as follows:**

The HOME rule at §92.254(a)(5) establishes the resale and recapture requirements HOME PJs must use for all homebuyer activities. These provisions are imposed for the duration of the period of affordability on all HOME-assisted homebuyer projects through a written agreement with the homebuyer, and enforced via lien, deed restrictions, or covenants running with the land. The resale or recapture provisions are triggered by any transfer of title, either voluntary or involuntary, during the established HOME period of affordability.

When undertaking HOME-assisted homebuyer activities, *including projects funded with HOME program income*, the County must establish resale or recapture provisions that comply with HOME statutory and regulatory requirements and set forth the provisions in its Consolidated Plan. HUD must determine that the provisions are appropriate. The written resale/recapture provisions that the County submits in its Annual Action Plan must clearly describe the terms of the resale/recapture provisions, the specific circumstances under which these provisions will be used, and how the County will enforce the provisions.

*Note: Cobb County’s complete Resale and Recapture provisions are included as an appendix. Below is a summary of applicable portions of the provisions.*

### **A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

The County’s resale and recapture provisions ensure the affordability of units acquired with home funds in several ways.

The HOME rule at §92.254(a)(4) establishes the period of affordability for all homebuyer housing. The County’s calculation for the period of affordability is based upon the amount of

HOME assistance in each unit and the applicable period of affordability under resale or recapture provisions.

**a. Period of Affordability Under Resale Provisions**

Under resale, §92.254(a) (5) (i) the HOME rule states that the period of affordability is based on the *total* amount of HOME funds invested in the housing. In other words, the total HOME funds expended for the unit determines the applicable affordability period. Any HOME program income used to assist the project is included when determining the period of affordability under a resale provision.

**b. Period of Affordability Under Recapture Provisions**

For HOME-assisted homebuyer units under the recapture option, the period of affordability is based upon the HOME-funded *direct subsidy* provided to the homebuyer that enabled the homebuyer to purchase the unit. Any HOME program income used to provide direct assistance to the homebuyer is included when determining the period of affordability.

The following table outlines the required minimum affordability periods:

If the total HOME investment (resale) or Direct Subsidy (recapture) in the unit is:	The Period of Affordability is:
Under \$15,000	5 years
Between \$15,000 and \$40,000	10 years
Over \$40,000	15 years

## Emergency Solutions Grant (ESG)

**1. Include written standards for providing ESG assistance (may include as attachment)**

Cobb County will focus on the following eligible populations that can be assisted with ESG funds: persons at risk of becoming homeless and persons who are literally homeless. Even though these are the targeted populations, it is important to give assistance to those who are in the most need of funds.

### Eligibility for Assistance

Each individual or family who is receiving assistance must first meet with a case manager or intake personnel who can determine the appropriate type of assistance to meet their needs. The household must be at or below 30% of Area Median Income (AMI). Assets are counted for determining AMI eligibility. AMI is prospective and only counts income generated at that



particular time. The household must be either homeless or at risk of losing its housing and meet both of the following circumstances: (1) no appropriate subsequent housing options have been identified; and (2) the household lacks the financial resources and support networks needed to obtain immediate housing or remain in its existing housing.

### **Staff Certification of Eligibility for Assistance**

Cobb County will continue to use the Staff Certification of Eligibility for Assistance. The certification serves as documentation that the household meets all eligibility criteria for assistance, certifies that true and complete information was used to determine eligibility, and certifies that no conflict of interest exists related to the provision of ESG assistance. Each staff person determining ESG eligibility for a household must complete this Staff Certification of Eligibility for every household, once the household is determined eligible for ESG assistance. The completed Staff Affidavit remains valid until a different staff person re-determines ESG eligibility. ESG Staff Certifications of Eligibility must be signed and dated by ESG staff and supervisors for each household approved for ESG assistance.

### **Homelessness Prevention Assistance**

Although there are minimum requirements, HUD encourages grantees and subrecipients to target prevention assistance to individuals and families at the greatest risk of becoming homeless.

The **target population** for Cobb County will have the following risk factors:

- Eviction within 2 weeks from a private dwelling
- Sudden and significant loss of income
- Severe house cost burden (greater than 50% of income for housing costs)
- Pending rental housing foreclosure
- Credit problems that preclude obtaining housing

### **Rapid Re-Housing Assistance:**

Rapid re-housing assistance is available for persons who are homeless according to HUD's definition of homeless.

The target population for Cobb County rapid re-housing will have the following risk factors:

- Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:
  - Has a primary nighttime residence that is a public or private place not meant for human habitation;

- Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs)
- Is exiting an institution where an individual has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.

The purpose of these funds is to assist eligible program participants to move into permanent housing and achieve housing stability. Therefore, Cobb County subrecipients providing assistance will utilize a process to assess the level of service needed for all potential program participants, other resources available to them, and the appropriateness of their participation in the rapid re-housing assistance portion of ESG. Program participants who require longer-term housing assistance and services should be directed to agencies that can provide the requisite services and financial assistance.

### **Coordination**

Cobb County will coordinate with the Continuum of Care (CoC) by attending and participating in the bi-monthly Continuum of Care meetings and monthly steering committee for the CoC. The Continuum includes several emergency shelter providers, essential service providers, homeless prevention and rapid re-housing assistance providers, other homeless assistance providers, mainstream service, and housing providers. In addition to monthly meetings, there are several committees that also meet on a monthly basis to coordinate and establish policies. These committees include the Policy Council on Homelessness, the CoC steering committee, and the Continuum of Care's bi-monthly meetings.

### **Determining and prioritizing eligibility**

The County and its providers within the Continuum recognize that individuals and households must be prioritized to ensure that funding is distributed to best serve the needs of those who are homeless or at-risk of becoming literally homeless.

Subrecipients will perform intake and evaluate each individual and household on a case-by-case basis. Subrecipients recognize that each case is different, and that the demographics throughout the county are so different so as to not be able approach potential clients with a "one size fits all strategy." To best prioritize those who are homeless or at risk of becoming homeless for rapid re-housing or homeless prevention funds, those who are at-risk of becoming homeless will need to show that they will become literally homeless if not "but for"

receiving ESG Homeless Prevention funds, and they must have also suffered an economic hardship to become at risk of losing their home.

Subrecipients may choose to prioritize homeless individuals and households who have been involved with their particular program for Rapid Re-housing assistance, although each individual and household will be evaluated before being able to receive funding.

In addition to the household income being below 30% AMI and the household currently experiencing homelessness or being at imminent risk of becoming homeless, there must be documented evidence in the client files that determine:

- There is a lack of financial resources.
- There are no other housing options.
- There are no support networks.

#### **Client share of rent and utilities costs**

The County requires each program participant household to be evaluated on a case-by-case basis. When a provider determines that a household is a priority for either Homeless Prevention or Rapid Re-housing rental assistance, they will be eligible to receive up to 100% rental assistance for no more than the full amount of the rent, as stated on the lease.

#### **Short Term and Medium Term Rental Assistance Duration**

The County will require short-term and medium-term rental assistance to allow individuals and families to remain in their existing rental units or to help them obtain and remain in rental units they select. A lease must be in place in the program participants name for them to receive assistance.

Short-term rental assistance can only be used for three (3) months while medium-term rental assistance ranges from four (4) to 24 months. No program participant may receive more than 24 months of assistance under ESG, and each program participant must be evaluated every three (3) months to determine the amount of assistance needed.

Rental assistance may also be used to pay up to six (6) months of rental arrears for eligible program participants; however the six (6) months count towards the 24 month total. The rental assistance paid cannot exceed the actual rental cost, which must be in compliance with HUD's standard of "rent reasonableness." "Rent reasonableness" means that the total rent charged for a unit must be reasonable in relation to the rents being charged during the same time period for comparable units in the private unassisted market and must not be in excess

of rents being charged by the owner during the same time period for comparable non-luxury unassisted units.

Rental assistance payments cannot be made on behalf of eligible individuals or families for the same period of time and for the same cost types that are being provided through another federal, state or local housing subsidy program. Cost types are the categories of eligible HPRP financial assistance: rent from the client portion or the subsidy; security deposits, utility deposits, utility payments, moving cost assistance, and hotel/motel vouchers.

**2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

The Continuum of Care has not formally developed a coordinated assessment system however a committee of homeless service providers and the Marietta/Cobb Continuum of Care has formed a subcommittee to develop an outreach and intake system.

**3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).**

The CDBG Program Office publishes a notification of funding in the Marietta Daily Journal, the local legal newspaper, to announce the availability of program funds. Application notices are also emailed to the CDBG Program Office's wide network of stakeholders and posted on the Cobb County CDBG Program office website for organizations to download and apply for funding. These applications are then reviewed by an applications committee for conformance with the program requirements, qualifications of applicants, availability of matching funds, and other factor. The applications committee makes recommendations to the Cobb County Board of Commissioners for final approval of funding allocations.

**4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

The CDBG Program Office requires subrecipient organizations to include homeless or formerly homeless individuals on the Board of Directors or other equivalent policymaking entity. Non-profit organizations recommended for PY 2015 funding have procedures in place for homeless or formerly homeless persons to be involved with the program design and implementation.

## 5. Describe performance standards for evaluating ESG.

In consultation with the Cobb County Continuum of Care, the County will continue to use performance standards to measure the effectiveness at targeting those who need the assistance most; reducing the number of people living on the streets or emergency shelters; shortening the time people spend homeless, and reducing each participant's housing barriers or housing stability risks. The following performance measures have been identified:

- Reduction in the number of people living on the streets or emergency shelters;
- Reduction in housing barriers and housing stability risks;
- Reduction in the number of individuals and families who become homeless;
- The percent of persons exiting the shelter where the destination is known;
- The percent of persons who exited to permanent housing for each component;
- Reduction in the number of people entering emergency shelters;
- Reduction in recidivism in shelters of persons that have already been housed; and
- Increased income and employment rates for rapid-re-housing clients.

### AP-95 Other Narrative

#### Monitoring

To ensure that each recipient of CDBG, HOME and ESG funds operates in compliance with applicable federal laws and regulations, the Cobb County CDBG Program Office implements a monitoring strategy that closely reviews subrecipient activities and provides extensive technical assistance to prevent potential compliance issues.

Each program year, the respective program manager for CDBG, HOME, and ESG prepares a risk analysis matrix for monitoring all appropriate subrecipients. This risk analysis closely mirrors the Community Planning and Development [CPD] Notice 14-04, issued March 1 2014, which delineates the relevant factors to monitor in order to determine the risk level for grantees, or in the case of Cobb County, its subrecipients. Once projects have been approved and subrecipients have been issued subrecipient agreements, staff members complete a complete risk analysis worksheet that reviews financial capacity; overall management; planning capacity and meeting HUD national objectives. Each subrecipient is graded and their score reflects one of three categories: low risk [0-30 points]; moderate risk [31-50 points]; and high risk [51-100 points]. Based on score, the County determines its annual monitoring strategy based on the number of moderate to high risk subrecipients.

As a general rule, staff monitors (on-site) all moderate and high risk subrecipients on an annual basis, typically in the third or fourth quarter of each program year. Conversely, the low-risk subrecipients are monitored on-site every other program year during the same time frame, and desk reviews are conducted throughout the year. Staff closely monitors performance

expectations of subrecipients [timeliness and productivity] in line with the new performance measurement system initiated by HUD.

The above actions are a consistent element of the CDBG Program Office Management Plan to effectively manage the federal investment for the CDBG, HOME, and ESG Programs.

### **Fair Housing**

The County is currently working to develop a Fair Housing Education and Outreach Program that also includes referrals. The initial budget for the program is approximately \$50,000. The table below summarizes the program.

<b>Fair Housing Program Summary</b>	
<b>Education</b>	
<ul style="list-style-type: none"><li>• Hold seminars with private businesses, non-profit agencies, government agencies, etc...</li><li>• Hold Roundtable discussions with members of the housing industry.</li><li>• Educate students on Fair Housing through contests, debates, workshops, etc...</li></ul>	
<b>Outreach</b>	
<ul style="list-style-type: none"><li>• Provide a presence at local community events.</li><li>• Develop a Fair Housing website.</li><li>• Partner with Neighborhood Advocates to distribute Fair Housing materials at local public spaces.</li><li>• Utilize Cobb Community Transit for advertising in bus shelters and inside buses.</li><li>• Distribute education materials to non-profit partners to display in their intake areas.</li><li>• Request Cobb TV run Fair Housing PSA's and set a time for a Fair Housing informational segment.</li></ul>	
<b>Referral</b>	
<ul style="list-style-type: none"><li>• Develop and maintain a well-publicized system to receive fair housing complaints, to refer such complaints to the appropriate source for resolution, and to maintain records on all complaints.</li></ul>	